

City of York Board of Architectural Review
Minutes
March 7, 2022

Members present:

Chairperson Beth Bailey
Gene Gaulin
Gary Stewart
Quinn Witte
Linda Lowman
Diane Hanlon
Missy Coleman

Members absent:

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
City Manager Duncan
(see sign-in sheet)

Chairperson Beth Bailey called the meeting to order at 6:30 p.m.

The first item of business was the discussion of potentially adding the swearing-in of the new Board member to the agenda. Upon a Motion by Beth Bailey, seconded by Gene Gaulin, the Board unanimously added the item to the agenda.

The second item on the agenda was swearing in of Board member Missy Coleman.

The third item of business was approval of the draft Minutes from the February 7, 2022 meeting. Upon a Motion by Gene Gaulin, seconded by Gary Stewart, the Board unanimously approved the Minutes as submitted.

The fourth item of business was consideration of a certificate of appropriateness (COA) application for exterior hardie board siding at 18 North Congress Street for Wing King.

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The subject certificate of appropriateness application did comply with the HDCDS.

After discussion and upon a Motion by Gary Stewart, seconded by Diane Hanlon, the Board unanimously approved the application as submitted.

The fifth item of business was consideration of a certificate of appropriateness (COA) application for exterior hardie board siding at 226 Kings Mountain Street.

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The subject certificate of appropriateness application did comply with the HDCDS.

After discussion and upon a Motion by Diane Hanlon, seconded by Missy Coleman, the Board unanimously approved the application as submitted.

The sixth item of business was consideration of a certificate of appropriateness (COA) application for light post addition at 121 North Congress Street.

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The subject certificate of appropriateness application did comply with the HDCDS.

After discussion and upon a Motion by Linda Lowman, seconded by Gene Gaulin, the Board unanimously approved the application as submitted.

The seventh item of business was consideration of a certificate of appropriateness (COA) application for an accessory addition to be located at Evans Auto Sales (1110 East Alexander Love Highway) located in the Gateway Corridor Overlay District.

Planning Director Breakfield reminded the Board of requirements of the Gateway Corridor Overlay District.

After discussion and upon a Motion by Diane Hanlon, seconded by Missy Coleman, the Board unanimously approved the application as submitted.

The eighth item of business was discussion of the process to finalize vinyl building material usage requirements. The Board considered the draft Policy Statement Regarding the Use of Vinyl and Other Substitute Materials for Siding, Windows, Doors, and Porches in York's Historic District.

After reviewing the draft policy and after much discussion regarding the remaining portion of the document, the Board requested that the draft policy be revised and presented at the next meeting for final review.

The ninth item of business was documentation of certificate of appropriateness applications.

The tenth item of business was an update regarding staff-approved certificates of appropriateness. Zoning Administrator Blackston indicated that there was one staff-approved COA application to report at this meeting:

- **7 Kings Mountain Street - roof**

There being no further business, the meeting was adjourned at 7:34 pm.

Respectfully submitted,

C. David Breakfield, Jr. AICP, MCP
Planning Director

Amanda C. Blackston
Zoning Administrator

cc: File, Board of Architectural Review 3/7/2022
Seth Duncan, City Manager